Item: **03**

Reference: **09/00483/FUL**

Applicant: **Mr David Crane**

Location: **Hill Farm Bagworth Road Barlestone Nuneaton Leicestershire**

Proposal: **ERECTION OF AGRICULTURAL BUILDING TO HOUSE DAIRY CATTLE**

Introduction:-

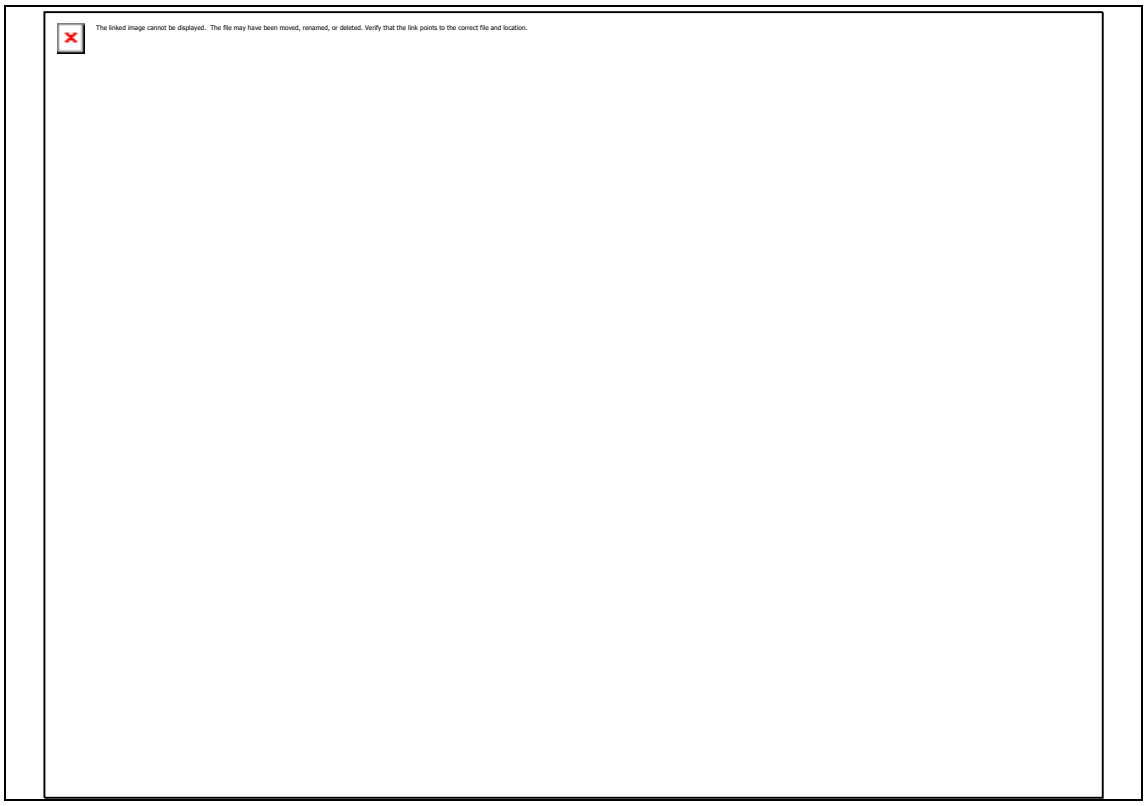
This application proposes the erection of an agricultural building of 36.6 metres long by 13.7 metres wide with a pitched roof to a ridge height of 5.1 metres. The building is proposed to be sited to the northeast of the existing farm buildings to allow for access to the countryside and the existing farm yard area.

Hill Farm is a 200 hectare dairy farm and the building proposed is to provide additional 502 sq metres of covered space for dairy cattle. The farm and the proposal are located in the countryside away from other dwellings.

There is a public footpath north of the farm that runs in an east-west direction, however the route of this footpath is unaffected by the proposal.

History:-

06/00486/GDO	Erection of Agricultural Barn	Permitted Development (GDO)	31.05.2006



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Consultations:-

No objection has been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Barlestone Parish Council
Head of Community Services (Land Drainage)
Head of Community Services (Pollution).

At the time of writing the report no response has been received from The Ramblers Association.

A site notice was posted.

Policy:-

Central Government Guidance

Planning Policy Statement 7: Sustainable Development in Rural Areas sets out the Government's planning polices for rural areas and seeks to raise the quality of life and the environment in such areas and promote more sustainable patterns of development. Paragraph 1 requires decisions on development proposals to provide effective protection and enhancement of the environment whilst maintaining economic growth and employment. All development in rural areas should be well designed, in keeping and scale with its location and sensitive to the character of the countryside. Paragraph 5 requires planning authorities to support a wide range of economic activity in rural areas to facilitate healthy and diverse economic activity. Paragraph 27 supports proposals that enable farmers to be competitive, sustainable and environmentally friendly; adapt to new and changing markets and broaden their operations to 'add value' to their primary produce.

Local Plan Policy

The site is outside the settlement boundary and within the countryside as defined by the Hinckley and Bosworth Local Plan.

Policy BE1 seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Development should complement or enhance the character of the surrounding area and incorporate landscaping to a high standard.

Policy NE5 states that the countryside will be protected for its own sake. However, planning permission will be granted for built and other forms of development provided the proposal is important to the local economy and cannot be provided within or adjacent to an existing settlement. The development would only be acceptable where it does not have an adverse impact on the appearance or character of the landscape; is of a scale and character in keeping with existing buildings and general surroundings; is effectively screened and would not generate traffic likely to exceed the capacity of the highway network or impair road safety.

Policy NE12 states proposals for development should take account of existing landscape features and make provision for further landscaping where appropriate.

When existing landscaping features can not be retained the scheme should replace or reinstate the nature conservation value of features to be lost.

Supplementary Planning Guidance

The Council's Supplementary Planning Guidance (SPG) on the 'Design of Farm Buildings' provides guidance on the design, siting and landscaping of new agricultural buildings to ensure development is of a sympathetic design which respects its surroundings.

Appraisal:-

The main considerations with regard to this application are the principle of the development, the siting, scale and design of the proposed building, accessibility, its impact on the character of the landscape and impact on neighbours.

Principle of Development

The proposed structure is required in connection with a working farm with the proposal being needed to accommodate dairy cattle. This will aid the future success of the farm and help ensure continued employment on site and would therefore contribute towards the local economy. The principle of an agricultural structure is therefore acceptable in this countryside location.

Siting, Scale and Design

The proposed building will be located north east of the existing farmyard in close proximity to existing agricultural buildings forming a tight cluster of farm buildings. The location of the building and distance from adjacent agricultural buildings will provide adequate room for pedestrian and vehicle movement. Therefore the proposal has an acceptable layout for this site.

The proposed building is purpose designed for modern agricultural practice and therefore whilst being a large building it is appropriate to the scale of the agricultural holding and the intended agricultural use.

The building is of conventional portal frame design and is similar in appearance to those existing buildings on site and those at neighbouring farms. The building elevations are proposed to be concrete sections at floor level rising to timber "Yorkshire boarding" above. These materials are generally acceptable for farm buildings and satisfy the requirements of the adopted Supplementary Planning Guidance on New Agricultural Buildings.

Accessibility

Vehicular access is currently provided to the main farm entrance from Bagworth Road and access to the proposed building will be via the same route. The existing concrete and hard standing farmyard areas provide adequate space for the parking, turning and manoeuvring of agricultural vehicles.

Landscape

Hill Farm is located between the villages of Barlestone and Bagworth. The proposed building would be seen when viewed from the higher ground to the north and east and also from the public footpaths that run close to the farm, however by way of its

position clustered with the existing farm buildings and being of a similar design and form, the building would not appear an incongruous or an alien feature within the rural landscape.

Impact on neighbours

The nearest residential property is located 380 metres to the south-west and therefore, by virtue of the distance, the nature of the building's agricultural use and its position on the north east side of the farm complex, is not considered to result in any detriment to residential amenity.

Conclusion

The proposed building is considered an acceptable form of development that does not result in any detriment to the character and appearance of the countryside, highway safety or residential amenity. The building is purposefully designed for agricultural and therefore is an acceptable form of development within the countryside.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of highway safety, residential amenity or the character and appearance of the countryside.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 and NE12

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development shall proceed in accordance with the materials specified in the submitted planning application form unless otherwise agreed in writing by the local planning authority.

Reasons:-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 List of plans used in the determination of this application: site location plan 1:5000, block plan 1:2500 and elevation plan.

6 Animal waste and surface water contaminated by animal waste must not be discharged to ditches, watercourse or soakaways. Slurry, contaminated runoff including wash water and leachate from stock piled manure, must be collected in tanks or lagoons complying with the standards laid down in the 'Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991. Clean roof water should be discharged to soakaways (subject to ground strata), ditches or watercourses.

Contact Officer:- James Hicks Ext 5762